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WARRANTY DEED—STATUTORY FORM
CORPORATE GRANTOR

BOOK 1576 PAGE 2073

Beall Pipe, Inc., an Oregon corporation, Grantor,
a corporation duly organized and existing under the laws of the State of Oregon
conveys and warrants to Multnomah Land & Equipment Company, an Oregon
general partnership, Grantee,

Grantee, the following described real property free of encumbrances except as
specifically set forth herein situated in Multnomah County, Oregon, to-wit:

See Schedule "A" attached hereto and incorporated herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except See Schedule "B" attached hereto
and incorporated herein.

The true consideration for this conveyance is \$2,651,859.00 (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on February 1, 1982

(CORPORATE SEAL)

BEALL PIPE, INC.

By W.R. Tagmyer President

By Secretary

STATE OF OREGON, County of Mult. ss., 19.....

Personally appeared W.R. Tagmyer and
who, each being first duly sworn, did say that the former is the president and that the latter is the
secretary of

Beall Pipe Inc. a corporation, and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its
board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: Susan Dodson
Notary Public for Oregon; My commission expires: 4-17-82

WARRANTY DEED

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Schwabe et al
1211 Standard Plaza
97204
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instru-
ment was received for record on the
..... day of 19.....
at o'clock M., and recorded
in book/reel/volume No. on
page or as document/tee/file/
instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

SCHEDULE A

Amount \$

Date

At 8:00 A. M.

Premium \$

INSURED

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The estate or interest referred to herein is, at the date hereof, vested in

The land referred to in this policy is described as

PARCEL I: A tract of land in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

From a monument marking the Southwest corner of the William Gatton D.L.C. and the Northwest corner of the J. Loomis D.L.C.; thence North 59° 29' 35" East, along the South line of the said Gatton D.L.C., 1045.69 feet (deed 1054.31 feet); thence North 26° 15' 33" West 46.56 feet (deed 44.31 feet) to the most Easterly corner of that certain tract conveyed to Beall Pipe and Tank Co. by deed recorded February 14, 1956 in Deed Book 1769 page 257; thence South 63° 44' 27" West, 104.25 feet to a 3/4 inch iron pipe and the true point of beginning of the tract herein described; thence South 26° 16' 36" East, 226.89 feet (deed South 26° 15' 33" East 226.89 feet) to an iron pipe; thence along the arc of a 286.0 foot radius curve to the left (the long chord of which bears South 35° 34' 09" East 90.58 feet) through a central angle of 18° 13' 23" an arc distance of 90.96 feet (deed 91.35 feet) to an iron pipe; thence along the arc of a 332.5 foot radius curve to the left (the long chord of which bears South 57° 37' 05" East 149.54 feet) through a central angle of 25° 59' 27" an arc distance of 150.83 feet (deed 151.00 feet) to a post; thence North 65° 56' 11" East 777.9 feet (deed North 65° 58' 07" East 777.0 feet) to a post; thence North 26° 15' 33" West 900.13 feet; thence North 30° 42' 33" West, 35.58 feet; thence along the arc of a 250.0 foot radius curve to the left (the long chord of which bears North 44° 27' 33" West 118.33 feet) through a central angle of 27° 30' arc distance of 119.99 feet; thence North 58° 12' 33" West, 38.59 feet; thence along the arc of a 337.5 foot radius curve to the left (the long chord of which bears

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North 66° 27' 33" West, 96.86 feet) through a central angle of 16° 30' an arc distance of 97.19 feet; thence North 31° 04' 27" East 34.33 feet; thence North 58° 55' 33" West, 28.50 feet; thence South 31° 04' 27" West, 25.40 feet; thence South 63° 44' 27" West 29.63 feet to the most Easterly corner of Parcel "B-2" described in Deed to Beall Pipe & Tank Co., recorded March 31, 1976 in Book 1095 page 1139, Deed Records; thence South 86° 50' 48" West 771.85 feet; thence South 26° 16' 36" East 1013.14 feet to the true point of beginning.

TOGETHER WITH an easement 40 feet in width for ingress and egress purposes located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, lying 20 feet each side of the following described center line:

Beginning at the intersection of the Westerly extension of the South line of said Section 35 with the Easterly Harborline of the Willamette River; thence along said Harborline North 25° 53' 30" West 253.93 feet; thence leaving said Harborline South 88° 08' 52" East 1388.01 feet; thence parallel with the South line of said Section 35, South 89° 53' East 1904.74 feet; thence North 61° 51' 50" East 396.75 feet to a point on the Westerly right of way line of North Burgard Road, 60 feet wide; thence along said Westerly right of way line North 22° 47' 26" West 30.13 feet to the true point of beginning of the hereinafter described center line; thence South 72° 27' 36" West 153.56 feet; thence South 66° 43' 02" West 118.02 feet; thence South 71° 44' 22" West 73.75 feet; thence South 83° 47' 26" West 86.21 feet; thence North 89° 14' 06" West 404.49 feet to the beginning of a 60 foot radius curve to the right; thence along the arc of said curve 95.19 feet through a central angle of 90° 54' 02" (the long chord bears North 43° 45' 05" West 85.52 feet) to the end of said curve; thence North 1° 39' 56" East 24.12 feet to the beginning of a 103.59 foot radius curve to the left; thence along the arc of said curve 63.89 feet through a central angle of 35° 20' 21" (the long chord bears North 16° 00' 14" West 62.88 feet) to the end of said curve; thence North 33° 40' 25" West 162.81 feet to a point on the Southerly boundary of the Beall Pipe and Tank Co. property, said point bears South 65° 55' 19" West 61.96 feet from the Southeasterly corner of the aforesaid property and the termination of the hereinbefore described center line.

PARCEL II: The following real proeprty situated in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

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Commencing at a point of commencement on the center line of North Burgard Street, County Road #1397-60, said point being Engineer's Station 13+52.53, 171.75 feet South 22° 40' East of Multnomah County Road Marker 15+24.28; thence from said point of commencement North 89° 50' West 471.24 feet to a point at which there is now a spike in the pavement, which point is the true point of beginning; thence from said point of beginning North 89° 50' West 247.06 feet to a point; thence from said point last mentioned South 62° 09' West 10.26 feet to a point; thence from said point last mentioned North 1° 10-1/2' West 118.01 feet to a point; thence from said point last mentioned South 89° 53' East 256.82 feet to a point; thence from said last mentioned South 0° 54-1/2' East 111.97 feet to the true point of beginning.

TOGETHER WITH an easement for ingress and egress purposes located in Section 35, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Beginning at the Northwest corner of the Beall Pipe and Tank Company property recorded in Book 2122 page 235, Deed Records for Multnomah County, Oregon; thence North 00° 27' 20" East at right angles to the North line of the aforesaid Beall Pipe and Tank Company property 40.00 feet; thence South 89° 32' 40" East parallel to and 40.00 feet from (when measured at right angles) the aforesaid North line 374.08 feet to a point in the West line of North Sever Road; thence South 00° 05' 07" West along the West line of said North Sever Road 43.54 feet to a point in the North line of a certain tract recorded in Book 629 page 770, Multnomah County Deed Records; thence North 89° 47' 09" West along the North line of said tract and the North line of that certain tract recorded in Book 1958 page 672, Multnomah County Deed Records, 117.53 feet to a point in the East line of the Beall Pipe and Tank Company property, aforesaid; thence North 00° 14' 35" East 4.03 feet to the Northeast corner thereof; thence North 89° 32' 40" West along the North line of said tract 256.82 feet to the true point of beginning.

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SCHEDULE "B"

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1. Easement, including the terms and provisions thereof, for electric and telephone lines, granted by William Gatton Estate Company, an Oregon corporation to Portland General Electric Company, an Oregon corporation by deed dated October 18, 1938, recorded October 28, 1938, in Book 470, page 468, Deed Records.

2. Right of way for railroad track, including the terms and provisions thereof, reserved in deeds from Oregon Shipbuilding Corporation, a Delaware corporation to Northwest Terminal Co., an Oregon corporation, dated February 11, 1941, recorded February 11, 1941 in Book 588, page 500, and the William Gatton Estate Company, et al., to Oregon Shipbuilding Corporation, dated February 7, 1941, recorded February 11, 1941 in Book 588, page 508, Multnomah County Deed Records, the location of said right of way being more specifically described in agreement dated October 25, 1968, recorded November 6, 1968 in Book 648, page 1222, Multnomah County Deed Records.

3. Right of way for public utility services, including the terms and provisions thereof, as granted by deed from Oregon Shipbuilding Corporation, a Delaware corporation to Northwest Terminal Company, an Oregon corporation dated February 11, 1941, recorded February 11, 1941 in Book 588, page 500, Multnomah County Deed Records.

4. Reservation of fissionable materials, railroad trackage and rights of the United States as set forth in deed from the United States of America, acting by and through the Administrator of General Services to Surplus Properties Corporation, a Washington corporation, dated March 10, 1950, recorded May 23, 1950 in Book 1405, page 539, Multnomah County Deed Records.

5. Easement, including the terms and provisions thereof, for electrical transmission lines and appurtenances from Louis Dulien and Ann Dulien, husband and wife to Portland General Electric Company, an Oregon corporation, dated May 26, 1950, recorded May 29, 1950 in Book 1407, page 327, Multnomah County Deed Records.

6. Easement, including the terms and provisions thereof, for ingress, egress, and utilities, granted to California Container Corporation in deed from Louis Dulien and Ann Dulien, husband and wife, dated June 1, 1950, recorded June 1, 1950 in Book 1408, page 125, Multnomah County Deed Records.

7. Easement, including the terms and provisions thereof, for use of railroad trackage and roadways in deed from William Shenker and Elizabeth Shenker, husband and wife, to Beall Pipe and Tank Company, dated August 14, 1956, recorded August 24, 1956 in Book 1802, page 37, Multnomah County Deed Records.

8. Easement, including the terms and provisions thereof, for a railroad trackage spur, reserved in deed from Dulien Steel Products, Inc. of Washington to Beall Pipe and Tank Corporation, dated October 19, 1961, recorded October 24, 1961 in Book 2087, page 192, Multnomah County Deed Records.

9. Easement, including the terms and provisions thereof, for a water service vault, from Beall Pipe and Tank Corporation to the City of Portland, dated August 2, 1972, recorded August 29, 1972 in Book 878, page 1213, Multnomah County Deed Records.

10. Easement, including the terms and provisions thereof, for ingress and egress, from Beall Pipe and Tank Corporation an Oregon corporation to Schnitzer Investment Corp., an Oregon corporation, dated June 23, 1976, recorded June 28, 1976 in Book 1112 page 35, Multnomah County Deed Records.

11. Terms and provisions of easements for ingress and egress appurtenant to and described with Parcels I and II herein, created by instruments executed by Schnitzer Investment Corp., an Oregon corporation and Beall Pipe, Inc., an Oregon corporation, dated June 12, 1981, recorded June 29, 1981 in Book 1534, page 748 and recorded January 14, 1982 in book 1573, page 806, Multnomah County Deed Records.

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STATE OF OREGON
Multnomah County

Director, Department of Administration
Services and Recorder of Conveyances in and
for said County do hereby certify that the
instrument of writing was received for record and
recorded in the record of
of said County at

MULTNOMAH COUNTY, OREGON

FEB 2 1982-9 40 AM

In Book
1576
On Page
2073
witness my hand and seal of office affixed

Director
Department of Administration
Services

M. R. Butts
Deputy
Rec-17

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